

Hunter Associates, LLC
772 FARMINGTON AVENUE
FARMINGTON, CONNECTICUT 06032
(860) 677-9646
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R. Bruce Hunter, MAI
Russell Hunter, MAI

Via email (Forsyth@halloransage.com)

August 24, 2020

Town of Burlington
c/o Duncan J. Forsyth, Esq.
Halloran & Sage LLP
One Goodwin Square, 225 Asylum Street
Hartford, CT 06103-4303

Re: Map 12/04, Lots 1 & 1-1
A total of 4.181 acres
W/S Library Lane
Burlington, CT

Dear Attorney Forsyth:

At your request, we have inspected the subject property on August 3 and 21, 2020 and researched comparable sales data for the purpose of determining whether or not an offered selling price of \$400,000 is reasonable and appropriate. The intended use of this appraisal is in conjunction with assessing the potential purchase of the property by our client and only intended user, the Town of Burlington. This restricted appraisal report satisfies appropriate federal, state, and industry standards.

The subject property contains a total of about 4.181 acres of Central Business (CB) zoned land in the north-central section of the Town of Burlington. This zoning classification allows for a wide variety of commercial and intensive residential uses. This property is made up of two adjacent parcels, with 0.894 acres owned by The Windsail Group, LLC and 3.287± acres owned by Cardinal Investment Group, LLC, with both owned by the same party (parties).

A Public Access Easement identified as Library Lane was executed on November 9, 2012 by the subject and adjacent property owners. Library Lane was accepted as a Town Road in the November 13, 2012 meeting of the Burlington Board of Selectmen. This roadway easement was then recorded in the Burlington Land Records in Volume 310, Page 673 on November 16, 2012.

The combined 4.181-acre parcel has a generally rectangular shape, expanding in a northerly direction with a small "tail" extending southerly along (under?) the Library Lane ROW. The overall property has about 721 feet of frontage along the westerly side of Library Lane. The subject property is identified as Parcels B and C on the attached map, recorded October 26, 2019 as #2019-1447 in the Burlington Land Records. The topography is level, where the former rolling topography has been excavated to a level surface. According to the National Cooperative Soils Survey (NRCS) mapping, the underlying soils consist of Hinckley Loamy Sand, which has excellent capacity for development. Improvements on the property include some wood fencing and several sheds.

HUNTER ASSOCIATES, LLC

Available utilities include electricity, telephone, cable and water. Water has been extended along Library Lane by the Town of Burlington to serve the Town Library which was constructed to the Northeast of the subject on the easterly side of Library Lane. While there is no sewer in this section of town, the subject Hinckley soils are very well suited for septic systems. The fact that the subject property has the right to discharge surface water onto the property to the north is a very positive attribute as on-site water retention is not required, allowing for more intense development.

On November 14, 2019, 1.252 acres of CB-zoned land identified as Parcel A on the above-referenced Map #2019-1447 was sold by Commerce Center Group to Pranav Patel for \$325,000, equating to \$259,585/acre. This price reflects the excellent exposure to Speilman Highway (Route 4).

On May 21, 2009, a Special Permit on a total of 5.43 acres (including the subject parcels and the above Parcel A) was granted by the Burlington Planning and Zoning Commission, allowing for 26 residential units and professional offices. We have been provided with a schematic showing a revised site plan with several more proposed residential units (28), after the recent sale of the front parcel. However, it must be noted that new site plan approvals will need to be applied for.

Considering the above characteristics and constraints, it is our opinion that the highest and best use of the overall 4.181 acre property is for sale to a developer who would construct a multi-family development or some form of commercial complex, or for municipal use.

In preparing this appraisal, I inspected the subject site; gathered information from the subject's neighborhood and similar rural neighborhoods within Hartford County. I have researched a number of comparable sales within similar neighborhoods. I analyzed the information gathered, and applied the Sales Comparison Approach to estimate the market value of the subject property as if available for sale on the open market. The Income Capitalization and Cost Approaches are not applicable to this assignment. An exposure period of 9-12 months is implicit in the estimate of value.

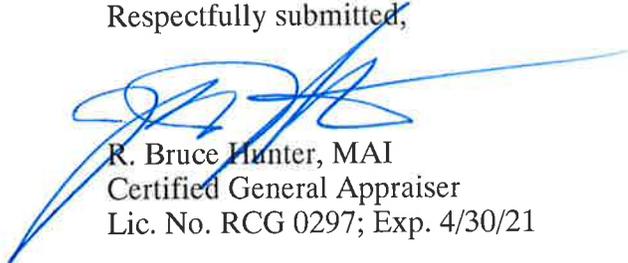
This Restricted Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. As such, it does not present discussions of the data, reasoning, and analyses that were used in the appraisal process to develop our opinion of market value. This appraisal report is for the intended users use only. The rationale for how we arrived at our opinion of market value may not be understood properly without the supporting documentation retained in our file. We are not responsible for unauthorized use of this report.

This appraisal is predicated on the assumption that hazardous substances are not present at the subject property. No apparent evidence of contamination or potentially hazardous materials was observed or reported on the date of inspection. Members of our office are not qualified to determine the presence of hazardous substances. We make no certification as to the presence or absence of hazardous materials at the subject property.

The global outbreak of a “novel coronavirus” known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal. Based on our research in the marketplace, it is our opinion that the subject 4.181 acres of commercially-zoned is well positioned to compete, and this report assumes a “V”-shaped recovery once the current “social-distancing” governmental-driven partial closure of the state economy is lifted.

Based upon my investigation of the real estate market in the area, and after considering all of the pertinent facts, it is my opinion that as of August 21, 2020 a \$400,000 purchase of the subject 4.18-acres reasonably reflects the current market value of the property (equating to a value of about \$95,694 per acre).

Respectfully submitted,



R. Bruce Hunter, MAI
Certified General Appraiser
Lic. No. RCG 0297; Exp. 4/30/21

CERTIFICATION

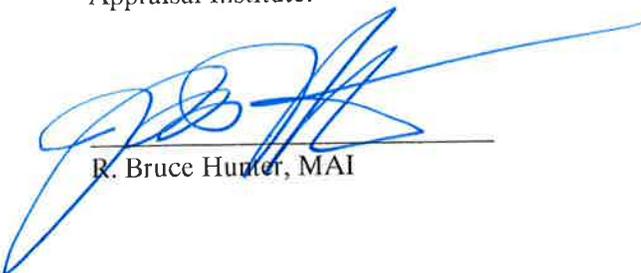
The undersigned does hereby certify that, to the best of my knowledge and belief:

1. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. I have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment
2. I will not reveal the findings and results of this appraisal to anyone other than the proper officials of the client until authorized by said officials to do so or until required to do so by due process of law.
3. The statements of fact contained in this appraisal report, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct. No pertinent facts or information have been knowingly overlooked.
4. This appraisal report sets forth the limiting conditions imposed by the terms of my assignment or by the undersigned affecting the analysis, opinions, and conclusions contained in this report.
5. The analyses, opinions, and conclusions in this report are limited only by the assumptions and limiting conditions stated in this report and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice as well as the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
7. No one provided significant real property appraisal assistance to the appraiser signing this report.
8. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
9. My compensation is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
10. I have the knowledge and experience necessary to complete this appraisal assignment competently. Please refer to the Qualifications section for my educational and professional background, areas of expertise, and licensing certification status.
11. I have made an inspection of the subject property.

Standard Form Restriction Upon Disclosure and Use:

- Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute which allow for review of the report by duly authorized representatives of the Appraisal Institute.
- Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the undersigned.

As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.



R. Bruce Hunter, MAI

ASSUMPTIONS AND LIMITING CONDITIONS

1. No investigation of title to the property has been made, and the premises are assumed to be free and clear of all deeds of trust, use restrictions and reservations, easements, cases or actions pending, tax liens, and bonded indebtedness, unless otherwise specified. No responsibility for legal matters is assumed. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, unless otherwise specified.

2. A request was made for all pertinent information regarding the subject property for the purpose of this valuation. The request included any and all existing or potential leases; listings, offers to purchase, contracts, or options that may encumber the property; and any other data deemed relevant to this analysis. The valuation contained herein reflects all such information received.

3. The maps, plats, and exhibits included in this report are for illustration only to help the reader visualize the property. They should not be considered as surveys or relied upon for any other purpose. No appraiser responsibility is assumed in connection therewith.

4. This appraiser, by reason of this report, is not required to give testimony or be in attendance in any court or before any governmental body with reference to the property in question unless arrangements have been previously made.

5. No engineering survey has been furnished to the appraiser, and no responsibility is assumed for engineering matters, mechanical or structural. Unless noted, good mechanical and structural condition is assumed to exist.

6. It is assumed, unless specifically disclosed, that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.

7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws, unless noncompliance is stated and considered in this report.

8. No soil borings or analysis have been made of the subject. It is assumed that soil conditions are adequate to support standard construction consistent with the highest and best use as stated in this report.

9. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless noncompliance is stated and considered in this report.

10. The individual values estimated for the various components of the subject property are valid only when taken in the context of this report and are invalid if considered individually or as components in connection with any other appraisal.

11. When the Discounted Cash Flow Analysis is utilized, it is prepared on the basis of information and assumptions stipulated in this report. The achievement of any financial projections will be affected by fluctuating economic conditions and is dependent upon the occurrence of other future

events that cannot be assured. Therefore, the actual results achieved may well vary from the projections and such variations may be material.

12. The date of value to which the opinions expressed in this report is set forth in the report. The appraiser assumes no responsibility for economic or physical factors occurring at some later date that may affect the opinions herein stated. Each finding, prediction, assumption or conclusion contained in this report represents my personal opinion and is not an assurance that an event will or will not occur.

13. If this report is used within a credit sale-leaseback-type transaction, or the offering structure of a syndicate or syndication partnership, joint venture, or association, it is to be noted that the market value estimate rendered is restricted exclusively to the underlying real property rights defined in this report. No consideration whatsoever is given to the value of any partnership units or interest(s), broker or dealer selling commissions, general partners' acquisition fees, operating deficit reserves, offering expenses, atypical financing, and other similar considerations.

14. Our value estimate presumes that all benefits, terms, and conditions have been disclosed in any lease agreements, and we have been fully informed of any additional considerations (i.e., front-end cash payments, additional leasehold improvement contributions, space buybacks, free rent, equity options).

15. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the authors, particularly as to valuation conclusions, the identity of the authors or firm with which they are connected, or any reference to the Appraisal Institute, or to the MAI designation.

16. This appraisal was prepared for the exclusive use of the client for the purpose specified and must not be used in any other manner without our written consent. This report and the data it contains, except that provided by the client, remain the property of our firm.

17. This Restricted Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Restricted Use Appraisal Report. As such, it does not present discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client. The appraiser is not responsible for unauthorized use of this report.

QUALIFICATIONS OF THE APPRAISER

R. BRUCE HUNTER, MAI

Professional Affiliations

MAI member, Appraisal Institute
Connecticut - Certified General Real Estate Appraiser - License No. 297 Expiration Date 4/30/21
CT Certified Revaluation Supervisor (all real property types) #824, Expiration Date 4/30/23
Qualified as an expert witness before the Federal Court and the courts of the State of Conn.
Past President and on Board of Directors of the Connecticut Chapter of the Appraisal Institute
Instructor for the Appraisal Institute, teaching Income Property Valuation, the National Uniform Standards of Professional Practice (USPAP) course, and other seminars

Education

The American College:
Master of Science of Financial Services 1985
Chartered Financial Consultant (ChFC) 1982
Chartered Life Underwriter (CLU) 1979
Colgate University: B.A. Economics and Social Relations 1976

Appraisal Institute

The Appraisal Institute is the result of the January 1, 1991, unification of the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers. Completed courses that were formerly offered by AIREA and the Society are recognized by the Appraisal Institute.

Successfully completed the following courses:

- Real Estate Appraisal Principles (1A-1)
- Residential Valuation (8-2)
- Standards of Professional Practice (SPPA & SPPB)
- Valuation Analysis and Report Writing (2-2)
- Capitalization Theory and Techniques (1B-1 & 1B-2)
- Basic Valuation Procedures (1A-2)
- Case Studies in Real Estate Valuation (2-1)
- And numerous other seminars

Work Experience

March 1984 to Present Real Estate Appraiser and Principal of Hunter Associates, LLC.
Complete narrative appraisal reports of income-producing properties, including commercial, office, and industrial buildings as well as valuation of special-purpose and residential properties. Also, complete narrative reports concerning marketability and feasibility studies; highest and best use studies; and acquisition, condemnation, estate, easement, and foreclosure valuations. Other services rendered include counseling, assessment appeals, neighborhood impact studies, appraisal review, and leasehold analyses. Formerly with Edward F. Heberger & Associates, Inc. (through August, 1995)

11/82 - 3/84 Customer Service Analyst, Marketing Department, CIGNA Corp.
Conducted marketing research and enhanced system for Field Office and Senior Management, with recommendations for product development, marketing, and sales.

3/76 - 10/82 Agent, Hartford Branch Office, CIGNA Corp.
Comprehensive financial planning for closely held businesses and professional clients applying advanced estate planning, business planning, and income tax planning techniques.

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List of Property Types Appraised:

- “As Is – As Complete” Analyses
- Affordable Housing Developments
- Age Restricted Housing
- Agricultural Properties
- Apartments / Multi-family housing
- Auto Salvage Yards
- Automobile Dealerships
- Banks
- Banquet Facilities
- Bed & Breakfast Properties
- Bus Stations
- Car Wash Facilities
- Churches / Worship Facilities
- Closed Corporate HQ
- Cold Storage Facilities
- Commercial/Retail Properties
- Community Shopping Centers
- Condominium Developments
- Conservation Gift Valuations
- Convenience Stores
- Conversion of Apartments and Industrial Buildings to Condominium Ownership
- Country Estate-Type Properties
- Country Inns
- Courthouse Properties
- Dams & Reservoir Bottoms
- Day Care Centers
- Development Rights
- Dockominiums/Marinas
- Easement Valuations
- Elderly Apartments/Condominiums
- Fair Grounds
- Farm Land
- Fast Food Restaurants
- Flood Plain and Pond Bottom Properties
- Fraternal Halls / Clubs
- Gasoline Stations
- Golf Driving Ranges
- Greenhouses
- Historic Properties
- Horse Barns / Stables
- Hospitals
- Industrial Mills
- Industrial Properties
- Land Leases
- Landfills
- Large Acreage Parcels
- Leasehold Estates
- Lumber Yards
- Marinas / Boat Yards
- Medical, Industrial, Office Condos
- Mini Storage Facilities
- Mobile Home Parks
- Motel / Hotels
- Municipal Properties
- Neighborhood Impact Studies
- Nursery Farms
- Office Properties
- Polo Grounds
- Railroad right-of-ways
- Private and Public School Facilities
- Prospective Valuations
- Reservoirs
- Residential Subdivisions
- Restaurants
- Retrospective Valuations
- Riparian Land / Rights
- Rooming Houses
- Sand and Gravel Pits / Rock Quarries
- Senior Housing Developments
- Special Purpose Properties
- Sports and Health Clubs
- Tank Farms
- Theaters
- Truck Stops
- Truck Terminals
- Veterinarian Clinics
- Waterfront Properties
- Wetlands
- YMCA Buildings
- One Property appraised included: 47 parcels - 1,400 acres; 2 Commercial Buildings; 1 Industrial Building

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Partial List of Appraisal & Consulting Assignments Completed:

- Absorption Analysis
- Appraisal Review
- Cost / Benefit Analysis
- Credit Analysis
- Current Market Valuation Analysis
- Database Analysis
- Development Strategies
- Documentation Automation Analysis
- Feasibility Studies
- Functional Utility Studies
- Highest & Best Use Analysis
- Insurable Value Analysis
- Investment Value Analysis
- Market Rent Studies
- Market Studies
- Marketing and Penetration Studies
- Neighborhood Impact Studies
- Probability Analysis
- Property Tax Analysis
- Prospective Valuation Analysis
- Retrospective Valuation Analysis
- Risk Analysis
- Sensitivity Analysis
- Stigma Studies
- Studies of Environmental Impact on Valuation
- Tax Appeal Appraisals
- Trend Studies
- USPAP Compliance Review / Appropriateness of Techniques Used

TECHNICAL DEFINITIONS

MARKET VALUE

“Market value is the focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. A current definition agreed upon by agencies that regulate federal financial institutions in the United States of America is:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;*
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;*
- (3) A reasonable time is allowed for exposure in the open market;*
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”*

Adopted: Federal Register, Vol. 55, No. 161
August 20, 1990, Rules and Regulations
Federal Deposit Insurance Corporation
12CFR Part 323.2

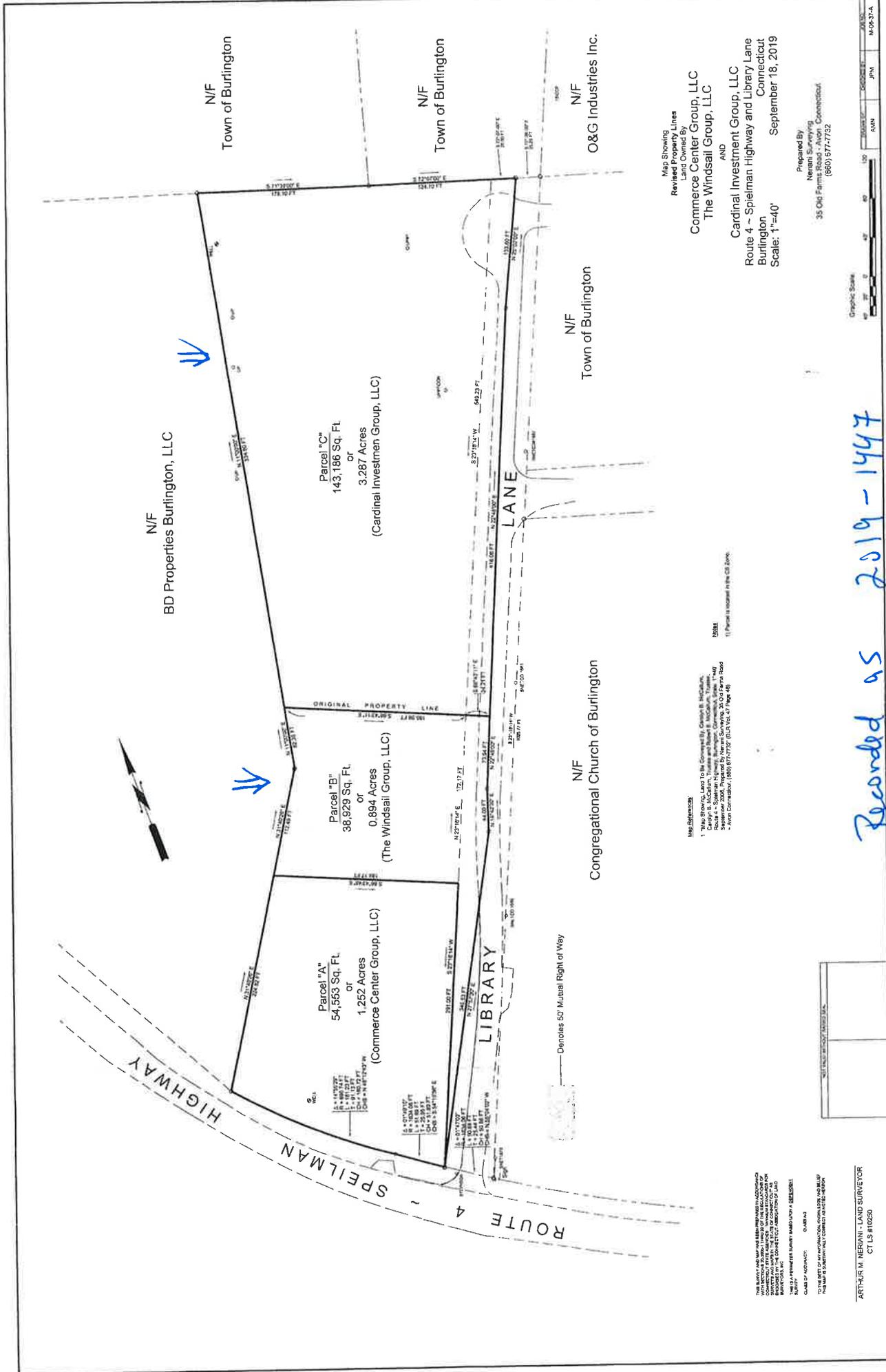
MOST PROBABLE SELLING PRICE

The price at which a property would most probably sell if exposed on the market for a reasonable time, under the market conditions prevailing on the date of the appraisal.

FEE SIMPLE ESTATE

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain police power, and escheat.

Source: The Dictionary of Real Estate Appraisal
Fifth Edition, 2010
Appraisal Institute



N/F
BD Properties Burlington, LLC

N/F
Town of Burlington

Parcel "C"
143,186 Sq. Ft.
or
3.287 Acres
(Cardinal Investment Group, LLC)

Parcel "B"
38,929 Sq. Ft.
or
0.894 Acres
(The Windsail Group, LLC)

Parcel "A"
54,553 Sq. Ft.
or
1.252 Acres
(Commerce Center Group, LLC)

N/F
Town of Burlington

N/F
O&G Industries Inc.

N/F
Town of Burlington

N/F
Congregational Church of Burlington

Map Showing
Revised Property Lines
Based on Field Notes

Commerce Center Group, LLC
The Windsail Group, LLC

AND
Cardinal Investment Group, LLC

Route 4 - Spellman Highway and Library Lane
Burlington
Connecticut
September 18, 2019

Prepared By
Nerant Surveying
35 Old Farms Road - Avon, Connecticut
(860) 977-1732

Map References
1. "Map Showing Land to be Conveyed by, George B. Hedges, et al. to Cardinal Investment Group, LLC, et al. by Deed, dated and recorded September 2008." Prepared by Nerant Surveying, 35 Old Farms Road - Avon, Connecticut. (860) 977-1732. (CAV 152, 1 Page 40)

THIS SURVEY AND MAP HAVE BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT CONSTITUTION AND STATUTES, AND THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION AS ESTABLISHED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS.
THIS IS A PERMITS SURVEY. (SECTION 20-202)
CLASS OF ACCURACY: 0.0004
THIS MAP IS AN INSTRUMENT OF SERVICE.
ARTHUR M. NERANT, LAND SURVEYOR
C.T.S. #1028

Recorded as 2019-1447



MOSS-31-A

C:\WORK\2019\1734\Final\Drawings\20191018 11:03 AM_Arthur M. Nerant

PHOTOGRAPHS OF THE SUBJECT PROPERTY

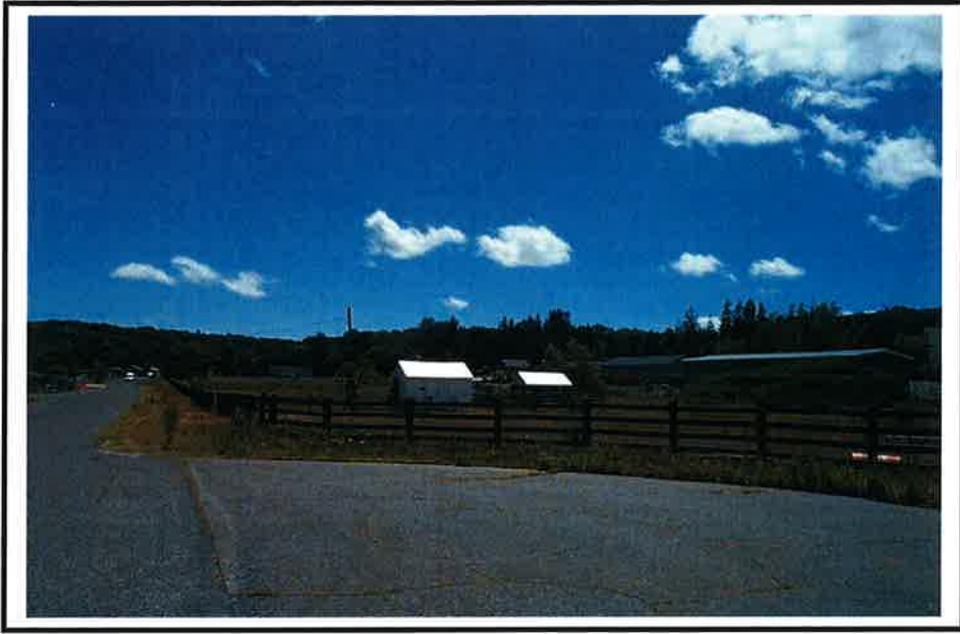


Northerly view along Library Lane as seen from Speilman Highway (Rte 4)
Subject property is further down roadway on left.



Northerly view along Library Lane with the subject 4.181 acres on left

PHOTOGRAPHS OF THE SUBJECT PROPERTY

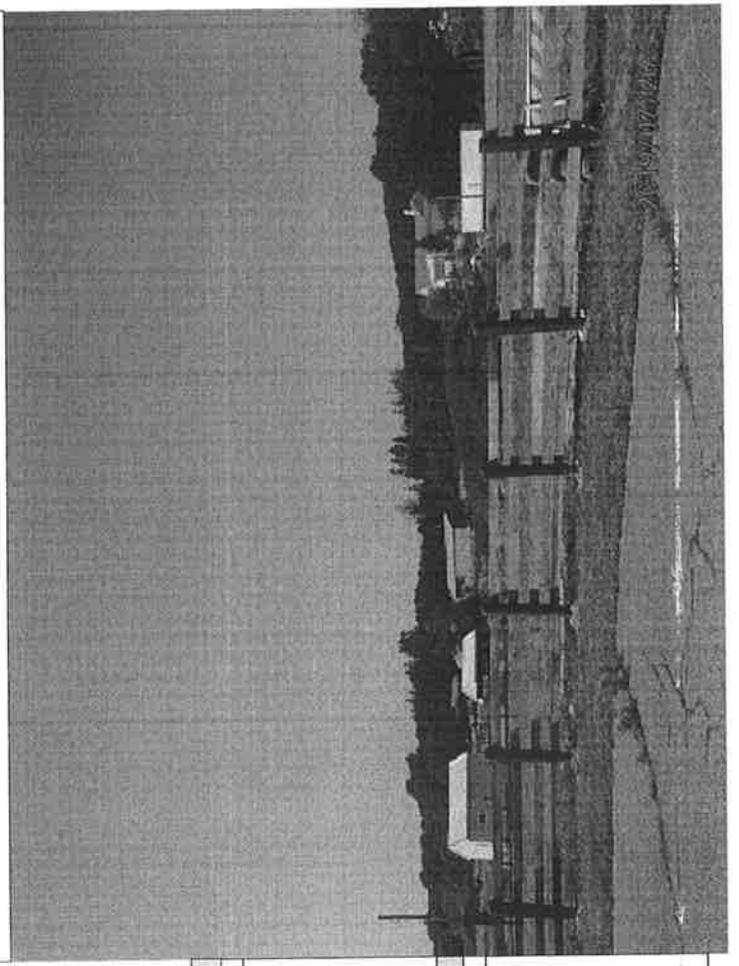


Southerly view from the end of Library Lane with the subject 4.181 acres on right



Northerly end of the subject property.

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<table border="1"> <thead> <tr> <th colspan="4">BUILDING SUB-AREA SUMMARY SECTION</th> </tr> <tr> <th>Code</th> <th>Description</th> <th>Living Area</th> <th>Gross Area</th> <th>Eff. Area</th> <th>Unit Cost</th> <th>Undeprec. Value</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				BUILDING SUB-AREA SUMMARY SECTION				Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value																																			
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		<table border="1"> <tr> <td>Ttl. Gross Liv/Lease Area:</td> <td>0</td> <td>0</td> <td>0</td> </tr> </table>		Ttl. Gross Liv/Lease Area:	0	0	0																																										
Ttl. Gross Liv/Lease Area:	0	0	0																																														



CURRENT OWNER		UTILITIES		STRL/ROAD		LOCATION		CURRENT ASSESSMENT	
Code	Description	Code	Assessed Value	Code	Assessed Value	Code	Assessed Value	Code	Assessed Value
6-1	FARM LAND		162,800		320		15,750		6020
6-4	OUT BLDG		22,500		15,750				BURLINGTON, CT
SUPPLEMENTAL DATA									
Other ID: 47148-PAR C									
Sub-Div WATER LINE									
Section 2018 REVAL									
Asking Send Notice									
ASSOC PID#									
GIS ID:									

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/V		SALE PRICE		V.C.	
Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
2019	6-1	15,750	2018	6-1	320	2017	6-1	15,750	2017	6-1	380
2019	6-4		2018	6-4							
Total:		16,070		Total:		16,070		Total:		380	

EXEMPTIONS
 Description: **OTHER ASSESSMENTS**
 Amount: **16,070** Number: **0** Comm. Int. **0**

ASSESSING NEIGHBORHOOD
 NBHD/SUB: 4500/A
 Street Index Name: **NOTES**
 Tracing: **NOTES**

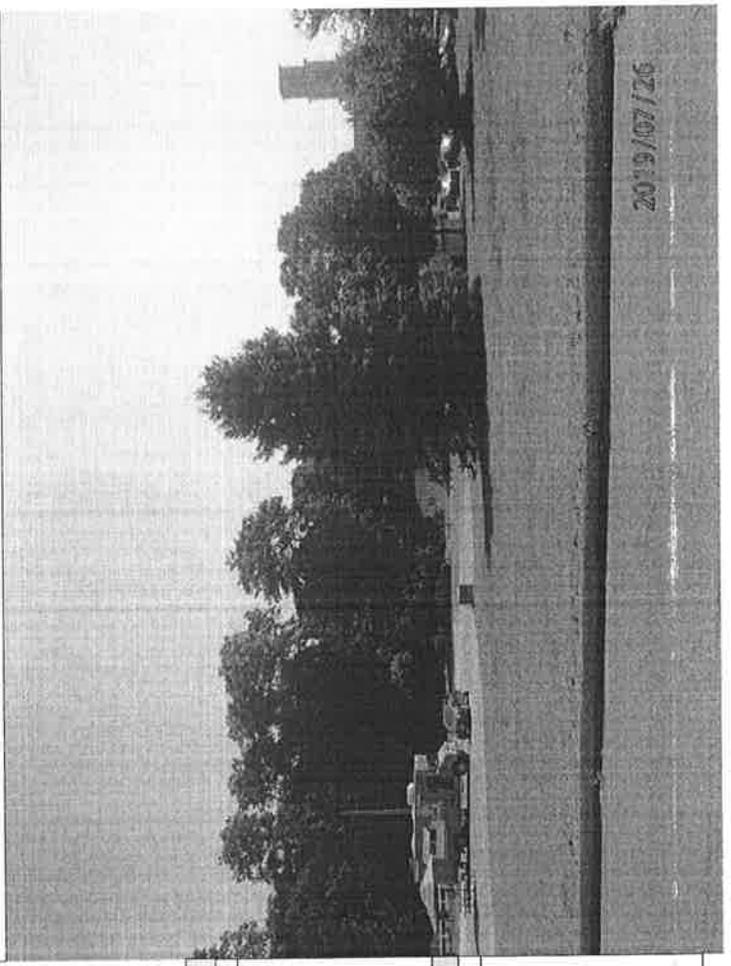
APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 0
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 22,500
 Appraised Land Value (Bldg) 0
 Special Land Value 162,800
 Total Appraised Parcel Value 185,300
 Valuation Method: C
 Adjustment: 0

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Type	Purpose/Result
	07/16/2018	WG	15 Field Review
	01/29/2018	ES	99 Vacant Land
	05/30/2008	JL	99 Vacant Land
	08/26/1998	JS	04 Measur/Vac/Boarded up
Net Total Appraised Parcel Value		185,300	

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD	
B Use Code	Use Description	Zone D	Front Depth
1	7180 Pasture Ln	CB	1.00 AC
1	7180 Pasture Ln	CB	2.29 AC
Total Card Land Units:		3.29 AC	
Parcel Total Land Area:		3.29 AC	
Total Land Value:		162,800	

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD	
B Use Code	Use Description	Zone D	Front Depth
1	7180 Pasture Ln	CB	1.00 AC
1	7180 Pasture Ln	CB	2.29 AC
Total Card Land Units:		3.29 AC	
Parcel Total Land Area:		3.29 AC	
Total Land Value:		162,800	

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)										
Element	Cd.	Ch.	Description									
Model	00		Vacant									
MIXED USE												
Code	Description	Percentage										
7180	Pasture Ln	100										
COST/MARKET VALUATION												
Adj. Base Rate		0.00										
Net Other Adj:		0.00										
Replace Cost		0										
AYB		0										
EYB		0										
Dep Code												
Remodel Rating												
Year Remodeled												
Dep %												
Functional Obslnc												
External Obslnc												
Cost Trend Factor												
Condition												
% Complete												
Overall % Cond												
Apprais Val												
Dep % Ovr		0										
Dep Ovr Comment		0										
Misc Imp Ovr		0										
Misc Imp Ovr Comment		0										
Cost to Cure Ovr		0										
Cost to Cure Ovr Comment												
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	Frame Shed	L	224	18.00	2017	0	70	2,800				
SHD1	Frame Shed	L	288	18.00	2017	0	70	5,600				
SHD4	Shed Good	L	960	24.00	2018	0	70	16,100				
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value						
		0	0	0	0	0						
Ttl. Gross Liv/Lease Area:												





Town of Burlington

received
11/21/12 mja

BURLINGTON BOARD OF SELECTMEN REGULAR MEETING Tuesday, November 13, 2012

First Selectman Shafer called the meeting to order at 6:31pm at the Burlington Town Hall Selectmen Conference Room. Present were Selectmen Chard, Taricani and Powell.

A motion was made, seconded and passed unanimously to enter into Executive Session at 6:32pm by Selectmen Chard and Powell – Angela's Way Litigation

A motion was made, seconded and passed unanimously to end Executive Session and return to the public meeting at 7:10pm by Selectmen Chard and Powell. There were 12 people in attendance.

Pledge of Allegiance

Present were students from Lewis S. Mills: Zachary Genest, Erika Daigle, Sinclair Pensa and Tyler Murray. They are attending as part of their Civics Class.

Review/Accept Minutes of October 23, 2012 meeting: A motion was made, seconded to accept the minutes of October 23, 2012 as presented by Selectmen Chard and Taricani.

Acceptance of Library Lane as Town Road: A discussion took place regarding the proposed water line extension down Library Lane, the importance of Library Lane to the development vision for the center of Burlington, the recent agreement between property owners Pat & Dwight Harris and the Congregational Church regarding Library Lane. The Planning & Zoning meeting, approving, and forwarding an 8-24 easement recommendation referral to the Board of Selectmen. A motion was made, seconded and passed unanimously to accept Library Lane as a Town Road by Selectman Powell and Chard.

Selectmen's Reports:

First Selectman's Reports:

- First Selectman Shafer thanked Ron Roberts, Burlington's Director of Emergency Management, for his service during the past two storms. Ron gave an "After Action" Summary regarding recent Hurricane Sandy and Northeaster snow storm. Discussed was communication effectiveness, power outages, downed trees, CL&P response and opening the shelter.
- First Selectman Shafer informed the Board that the Town now has a CERT (Community Emergency Response Team) which was an important initiative for this year. Ron Roberts explained that the team consists of 15 people and graduation is this Saturday at 1pm. He is being trained as an instructor and will run another class in the spring. Ron also noted that he received approximately 50 household responses from the medical and necessity requests that was in the residents' mailing from the First Selectman that went out just before the storms. Ron thanked the First Selectman Shafer for all his support of the last several months.
- First Selectman Shafer noted that issues with Angela's Way is progressing positively with the Developer. The safety guide rail will be installed this Thursday and/or Friday as recently negotiated and the developer did snow plow the road as agreed during the recent storm.

PUBLIC HIGHWAY EASEMENT

2152

KNOW ALL MEN BY THESE PRESENTS, That

THE CONGREGATIONAL CHURCH OF BURLINGTON, a Connecticut ecclesiastical corporation with its principal place of business in the Town of Burlington, County of Hartford and State of Connecticut, THE WINDSAIL GROUP, LLC, a Connecticut limited liability company with its principal place of business in the Town of Warren, County of Litchfield and State of Connecticut, and CARDINAL INVESTMENT GROUP, LLC, a Connecticut limited liability company with its principal place of business in the Town of Warren, County of Litchfield and State of Connecticut (hereinafter collectively called the Grantor) for the consideration of One Dollar (\$1.00) and other valuable consideration received to its full satisfaction from the TOWN OF BURLINGTON, a municipal corporation located in the County of Hartford and State of Connecticut, hereinafter called the Grantee, does hereby give, grant, bargain, sell and confirm unto the Grantee, its successors, and assigns forever, a perpetual right, privilege and easement for public highway purposes and to construct, install, alter, repair, replace and maintain those improvements and appurtenances thereto necessary for the use as a public highway on and within the easement premises on the land of the Grantor, said premises being shown as Library Lane, in the Town of Burlington, County of Hartford and State of Connecticut, and shown as "50' Mutual Right-Of-Way" on a map entitled:

"Map Showing Land To Be Conveyed By Carolyn B. McCallum Carolyn B. McCallum, Trustee And Robert B. McCallum, Trustee Route 4 ~ Spielman Highway Burlington Connecticut Scale: 1"=40' September 2006 Prepared By Neriani Surveying 35 Old Farms Road - Avon Connecticut"

which map is recorded in Map Volume 47 Page 48 of the Burlington Land Records, and is more particularly bounded and described on Schedule A attached hereto and made a part hereof.

Said Premises are conveyed together with the right to discharge surface water described in a grant of Easement from Building Materials Inc. to Raymond A., Francis J., & George A. Oneglia dated April 21, 1965 and recorded in Volume 49 Page 182 of the Burlington Land Records.

The Grantor, for itself and the successors and assigns of the Grantor, as the case may be, covenants and agrees that no structures or other improvements shall be erected or installed within the limits of the easement premises as hereinbefore described, and that there shall be no filling, flooding, grading or excavating within said easement premises by the Grantor, its successors or assigns, except as necessary for the installation of public utilities therein and the improvement of the adjacent properties of the Grantor.

The Grantor reserves to itself and the successors and assigns of the Grantor, as the case may be, the right to use the easement premises hereinbefore described for any use and purpose which does not in any way interfere with the use of said premises by the Grantee, its successors and assigns, in the exercise of the easement rights herein granted.

By the acceptance of this grant the Grantee covenants and agrees for itself, its successors and assigns, to restore the premises of the Grantor to substantially the same condition said premises were in prior to the time of the exercise of any of the rights herein granted, exclusive of such changes as are permitted to be made by the Grantee by the terms hereof.

To Have to To Hold the aforesaid premises for the purposes herein stated unto the Town of Burlington, its successors and assigns forever.

IN WITNESS WHEREOF, We hereunto set our hands and seals, this 9th day of November 2012.

THE CONGREGATIONAL CHURCH OF BURLINGTON

Pamela D. Poitras) By: Gerald P. Burns Jr.
Pamela D. Poitras)
Maggie Zetarski)
Maggie Zetarski)
Business Committee Chair

STATE OF CONNECTICUT)
COUNTY OF HARTFORD)

SS. September 9th, 2012
November

Before me, the undersigned officer, personally appeared Gerald P Burns Jr who acknowledged him/herself to be the Committee Chair of The Congregational Church of Burlington, a corporation and that he/she, as such committee chair being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Gerald P Burns Jr.
In witness whereof I hereunto set my hand.

Jacqueline Quinn
Commissioner of the Superior Court

JACQUELINE QUINN
NOTARY PUBLIC
MY COMMISSION EXPIRES APR. 30, 2017



SCHEDULE A

A certain Piece or parcel of land located in the town of Burlington, County of Hartford and State of Connecticut being known as **Library Lane**, and shown as "**50' Mutual Right-Of-Way**" on a map entitled:

"Map Showing Land To Be Conveyed By Carolyn B. McCallum Carolyn B. McCallum, Trustee And Robert B. McCallum, Trustee Route 4 ~ Spielman Highway Burlington Connecticut Scale: 1"=40' September 2006 Prepared By Neriani Surveying 35 Old Farms Road - Avon Connecticut"

which map is recorded in Map Volume 47 Page 48 of the Burlington Land Records, and is more particularly bounded and described as follows:

Beginning at a point in the northerly street line of Spielman Highway at the southwesterly corner of land now or formerly of The Congregational Church Of Burlington, running thence northerly along land now or formerly of The Windsail Group, LLC (shown as Parcel "B" on said map) N23°16'14"E, a distance of 463.17 feet; running thence northerly along the land now or formerly of Cardinal Investment Group, LLC (shown as Parcel "C" on said map) N23°16'14"E, a distance of 549.23 feet to a point in the southerly line of land now or formerly of O & G Industries, Inc., thence turning and running along the southerly line of land now or formerly of O & G Industries, Inc. S72°07'00"E, a distance of 25.00 feet and thence S72°39'30"E a distance of 25.25 feet to a point; thence turning and running S23°16'14"W, a distance of 1,026.77 feet to the northerly highway line of Spielman Highway, thence turning and running along the northerly highway line of Spielman Highway along a curve concave to the north having a Δ (delta) angle of 1° 47' 03", a radius of 1634.06', a length of arc of 50.88', a chord of N 56° 04' 02" W 50.88 feet, to the point and place of beginning.

RECEIVED & RECORDED IN BURLINGTON, CT
ON 11-16-12 AT 8:40am
Mary Jane Magolda
TOWN CLERK

After Recording Return To
Furey, Donovan, Tracy & Daly, P.C.
 P.O. Box 670
 Bristol, CT 06011-0670

1790

MUTUAL ACCESS RIGHT OF WAY

September

This agreement is made as of the 10th day of ~~August~~ September, 2008 by THE CONGREGATIONAL CHURCH OF BURLINGTON, a Connecticut ecclesiastical corporation with its principal place of business in the Town of Burlington, County of Hartford and State of Connecticut (hereinafter referred to as "Congregational Church"), THE WINDSAIL GROUP, LLC, a Connecticut limited liability company with its principal place of business in the Town of Warren, County of Litchfield and State of Connecticut (hereinafter referred to as "Windsail"), and CARDINAL INVESTMENT GROUP, LLC, a Connecticut limited liability company with its principal place of business in the Town of Warren, County of Litchfield and State of Connecticut (hereinafter referred to as "Cardinal").

Whereas, the Congregational Church is the owner of a certain piece or parcel of land situated on the northerly side of Spielman Highway, Connecticut Route # 4 in the Town of Burlington, County of Hartford and State of Connecticut and shown on a map entitled: "Property Of The Congregational Church Of Burlington Burlington, Conn. May 1965. Scale 1"=40'. Revised Jan 8, 1966. A. E. Alderman R.L.S. 1958" which map is recorded in Map Volume 22 Page 31 of the Burlington Land Records; and

Whereas, Windsail is the owner of a certain piece or parcel of land situated on the northerly side of Spielman Highway, Connecticut Route # 4 in the Town of Burlington, County of Hartford and State of Connecticut and known as Parcel B on a map entitled "Map Showing Land To Be Conveyed By Carolyn B. McCallum Carolyn B. McCallum, Trustee And Robert B. McCallum, Trustee Route 4 ~ Spielman Highway Burlington Connecticut Scale: 1"=40' September 2006 Prepared By Neriani Surveying 35 Old Farms Road - Avon Connecticut" which map is recorded in Map Volume 47 Page 48 of the Burlington Land Records; and

Whereas, Cardinal is the owner of a certain piece or parcel of land situated on the northerly side of Spielman Highway, Connecticut Route # 4 in the Town of Burlington, County of Hartford and State of Connecticut and known as Parcel C on a map entitled "Map Showing Land To Be Conveyed By Carolyn B. McCallum Carolyn B. McCallum, Trustee And Robert B. McCallum, Trustee Route 4 ~ Spielman Highway Burlington Connecticut Scale: 1"=40' September 2006 Prepared By Neriani Surveying 35 Old Farms Road - Avon Connecticut" which map is recorded in Map Volume 47 Page 48 of the Burlington Land Records; and

Whereas, the parties, and their predecessors in title have used a certain strip of land fifty feet in width as a common passway and desire to memorialize that usage in this writing.

Therefore, in consideration of the mutual covenants and grants contained herein, the parties agree as follows:

1. The Congregational Church Of Burlington hereby grants to The Windsail Group, LLC and to Cardinal Investment Group, LLC, their successors and assigns, a non-exclusive right of way for all purposes for which a public highway may be used over and across a certain piece or parcel of land situated on the northerly side of Spielman Highway, Connecticut Route # 4 in the Town of Burlington, County of Hartford and State of Connecticut and more particularly bounded and described as follows:

Beginning at a point in the northerly street line of Spielman Highway at the southwesterly corner of the land of the Congregational Church, running thence northerly along the land of Windsail and Cardinal the following courses and distances: N27°57'30"E, a distance of 346.53 feet, N18°42'30"E, a distance of 44.00 feet, N22°48'00"E, a distance of 73.94 feet, N22°48'00"E, a distance of 418.06 feet, and N25°02'00"E, a distance of 133.60 feet to the northwesterly corner of land of the Congregational Church; thence turning and running along land now or formerly of O & G Industries, Inc. S72°39'30"E a distance of 25.25 feet; thence turning and running S23°16'14"W, a distance of 1,026.77 feet to the northerly highway line of Spielman Highway, thence turning and running along the northerly highway line of Spielman Highway along a curve concave to the north having a Δ (delta) angle of 1° 47' 03", a radius of 1634.06', a length of arc of 50.88', a chord of N 56° 04' 02" W 50.88 feet, to the point and place of beginning.

2. The Windsail Group, LLC hereby grants to The Congregational Church Of Burlington and to Cardinal Investment Group, LLC, their successors and assigns, a non-exclusive right of way for all purposes for which a public highway may be used over and across a

certain piece or parcel of land situated on the northerly side of Spielman Highway, Connecticut Route # 4 in the Town of Burlington, County of Hartford and State of Connecticut and more particularly bounded and described as follows:

Beginning at a point in the northerly street line of Spielman Highway at the southeasterly corner of the land of Windsail, running thence northerly along the land of the Congregational Church the following courses and distances: N27°57'30"E, a distance of 346.53 feet, N18°42'30"E, a distance of 44.00 feet, N22°48'00"E, a distance of 73.94 feet, to the northeasterly corner of land of Windsail; thence turning and running along land of Cardinal N66°43'11"W, a distance of 24.21 feet; thence turning and running S23°16'14"W, a distance of 463.17 feet to the northerly highway line of Spielman Highway and the point and place of beginning.

3. Cardinal Investment Group, LLC hereby grants to The Windsail Group, LLC and to The Congregational Church Of Burlington, their successors and assigns, a non-exclusive right of way for all purposes for which a public highway may be used over and across a certain piece or parcel of land situated on the northerly side of Spielman Highway, Connecticut Route # 4 in the Town of Burlington, County of Hartford and State of Connecticut and more particularly bounded and described as follows:

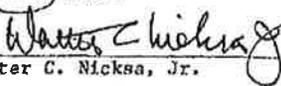
Beginning at a point at the southeasterly corner of the land of Cardinal, running thence northerly along the land of the Congregational Church the following courses and distances: N22°48'00"E, a distance of 418.06 feet, and N25°02'00"E, a distance of 133.60 feet to the northeasterly corner of land of Cardinal; thence turning and running along land now or formerly of O & G Industries, Inc. N72°07'00"W, a distance of 25.00 feet; thence turning and running S23°16'14"W, a distance of 549.23 feet to the northerly line of land of Windsail, thence turning and running along the northerly line of land of Windsail S66°43'11"E, a distance of 24.21 feet to the point and place of beginning.

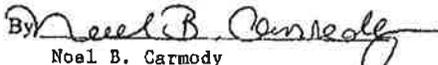
For further reference see the description of the mutual right of way set out in a Warranty Deed from Raymond A. Oneglia, et al to Douglas W. McCallum, Trustee dated April 21, 1965 and recorded in Volume 49 Page 183 of the Burlington Land Records and the property maps referred to above recorded in Map Volume 22 Page 31 and Map Volume 47 Page 48 of the Burlington Land Records.

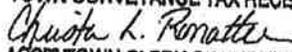
The purpose and intent hereof is to create a non-exclusive right of way for all purposes for which a public highway may be used, including the installation of public utilities, on that parcel of land shown as "50' Mutual Right-of-Way" on the above referenced map recorded in Volume 47 at Page 48 of the Burlington Land Records. Notwithstanding the foregoing, the parties hereto understand and agree that said Right of Way may not be extended or used by the owner of the adjacent property bounding on the north without written consent of all parties hereto, their successors and assigns.

To Have and To Hold, the above granted rights, privileges and easements unto the said Grantees, their successors and assigns forever, to them and their own proper use and behoof.

THE CONGREGATIONAL CHURCH OF BURLINGTON


Susan Alderson

Walter C. Nicksa, Jr.

By 
Noel B. Carmody
Its Chairman of Church Council

○ - STATE CONVEYANCE TAX RECEIVED
○ - TOWN CONVEYANCE TAX RECEIVED

ASST TOWN CLERK OF BURLINGTON

STATE OF CONNECTICUT)
)
COUNTY OF HARTFORD)

September 10
SS. Farmington August , 2008

Before me, the undersigned officer, personally appeared Noel B. Carmody who acknowledged ~~him~~ herself to be the Chairman of Church Council of The Congregational Church of Burlington, a corporation and that ~~he~~/she, as such Chairman being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Chairman
In witness whereof I hereunto set my hand.

Walter C. Nicksa, Jr.
Walter C. Nicksa, Jr.
Commissioner of the Superior Court

THE WINDSAIL GROUP, LLC
By HBC Investments, LLC, Its Manager

By: Harold B. Covill
Harold B. Covill
Its Manager

Dwight C. Harris
Dwight C. Harris

William J. Tracy Jr.
William J. Tracy Jr.

STATE OF CONNECTICUT)
)
COUNTY OF HARTFORD)

SS. Bristol August 6, 2008

Before me, the undersigned officer, personally appeared Harold B. Covill who acknowledged himself to be the Manager of HBC Investments, LLC, a manager managed limited liability company and that he as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager. In witness whereof I hereunto set my hand.

William J. Tracy Jr.
William J. Tracy Jr.
Commissioner of the Superior Court

CARDINAL INVESTMENT GROUP, LLC
By HBC Investments, LLC, Its Manager

By: Harold B. Covill
Harold B. Covill
Its Manager

Dwight C. Harris
Dwight C. Harris

William J. Tracy Jr.
William J. Tracy Jr.

STATE OF CONNECTICUT)
)
COUNTY OF HARTFORD)

SS. Bristol August 6, 2008

Before me, the undersigned officer, personally appeared Harold B. Covill who acknowledged himself to be the Manager of HBC Investments, LLC, a manager managed limited liability company and that he as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager. In witness whereof I hereunto set my hand.

William J. Tracy Jr.
William J. Tracy Jr.
Commissioner of the Superior Court

RECEIVED & RECORDED IN BURLINGTON, CT
ON: 9-15-08 AT 1:30 pm
Christa L. Romella
ASSISTANT TOWN CLERK

EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BUILDING MATERIALS, INC., (of Torrington), a corporation organized and existing under the laws of the State of Connecticut and having its location in the City of Torrington, County of Litchfield and State of Connecticut, hereinafter called "Grantor", hereby grants unto RAYMOND A. ONEGLIA AND FRANCIS J. ONEGLIA of the City of Torrington and GEORGE A. ONEGLIA of the Town of Harwinton, both in the County of Litchfield and State of Connecticut, their heirs and assigns, hereinafter called the "Grantees", a full and perpetual right to discharge surface water onto land of the Grantor located northerly of the land of the Grantees. The within granted right to discharge water is restricted to the following described portion of the Grantor's premises:

Commencing at a point in the southerly property line of the Grantor, which point marks the northeasterly corner of land of said Raymond A., George A. and Francis J. Oneglia and the northwesterly corner of land of The Congregational Church of Burlington; thence running easterly along the southerly line of the Grantor two hundred fifty (250) feet to a point; thence turning an interior angle of 90° and running along other land of the Grantor herein three hundred sixty (360) feet, more or less, to land formerly of Jay Welch (being land formerly of Clarence Spielman); thence running in a westerly direction along the southerly property line of land formerly of said Welch (formerly of Spielman) four hundred (400) feet, more or less, to land of the City of New Britain; thence running southerly along land of said City of New Britain and land now or formerly of Carl R. Johnson, partly by each, three hundred sixty (360) feet, more or less, to land of said Oneglias; thence running easterly along the northerly property line of said Oneglias land one hundred forty-nine and seven tenths (149.7) feet to the point or place of beginning. Said premises are bounded:

Northerly by land formerly of Jay Welch (formerly Clarence Spielman);
 Easterly by other land of the Grantor;
 Southerly by land of said Oneglias and The Congregational Church of Burlington;
 and
 Westerly by land of the City of New Britain and by land now or formerly of Carl R. Johnson, partly by each.

And the Grantor further grants, for a period of five (5) years from the date hereof, unto said Grantees, their heirs and assigns, the right to enter upon the above described premises for the purpose of changing the contours of the land in order that surface water will flow from land of the Grantees onto the above described premises.

Provided that the contours of the land are changed within five (5) years as set forth above, the Grantor further grants unto the said Grantees, their heirs and assigns, a full and perpetual right and privilege to enter upon the said premises by its employees, servants and agents for the purpose of maintaining the flow of surface water from land of the Grantees onto the above-described premises of the Grantor.

The words "Grantor" and "Grantee" shall include heirs, executors, administrators, successors and assigns where context requires or permits.

TO HAVE AND TO HOLD the above-granted rights, privileges and authority unto them, the said Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, BUILDING MATERIALS, INC., (of Torrington), has caused this instrument to be executed in its corporate name by Francis J. Oneglia, its President hereto duly authorized, and its corporate seal to be hereto affixed this 21st day of April in the year of our Lord nineteen hundred and sixty-five. (Seal)

In the Presence of:

George A. Oneglia
George A. Oneglia
Douglas W. McCallum

BUILDING MATERIALS, INC. (of Torrington)
 by: Francis J. Oneglia
Francis J. Oneglia Pres.

Douglas W. McCallum
 STATE OF CONNECTICUT
 COUNTY OF LITCHFIELD)

ss: Torrington April 21st, 1965

Personally appeared Francis J. Oneglia President of Building Materials Inc., (of Torrington) as aforesaid, signers and sealers of the foregoing Instrument, and acknowledged the same to be their free act and deed, and the free act and deed of said corporation, before me

Douglas W. McCallum
Douglas W. McCallum

Commissioner of the Superior Court

Received for Record April 21, 1965

At 11:00 A.M.
 Attest: Barbara P. Reeve
 Barbara P. Reeve Ass't. Town Clerk

WARRANTY DEED

To all People to whom these Presents shall come, Greetings:

KNOW YE, THAT, I, CAROLYN B. McCALLUM, TRUSTEE of the Town of Burlington, County of Hartford and State of Connecticut

for the consideration of TWO HUNDRED FORTY THOUSAND and no/100 (\$240,000.00) DOLLARS

received to my full satisfaction of THE WINDSAIL GROUP, LLC a Connecticut limited liability company with its principal place of business in the Town of Burlington, County of Hartford and State of Connecticut

do give, grant, bargain, sell and confirm unto the said THE WINDSAIL GROUP, LLC

A certain piece or parcel of land with all improvements thereon located in the Town of Burlington, County of Hartford and State of Connecticut and known as Parcel "B" on a certain map or plan entitled: "Map Showing Land To Be Conveyed By CAROLYN B. McCALLUM, CAROLYN B. McCALLUM, TRUSTEE, and ROBERT B. McCALLUM, TRUSTEE Route 4 - Spielman Highway Burlington Connecticut Scale: 1" = 40' September 2006 Prepared By Neriani Surveying 35 Old Farms Road - Avon Connecticut (860) 677-7732", which map or plan is on file in the Burlington Land Records for a more accurate description.

Said premises are subject to:

Mutual Right of Way Agreement as contained in a Warranty Deed from Raymond A. Oneglia, Francis J. Oneglia, and George A. Oneglia to Douglas W. McCallum, Trustee dated April 21, 1965 and recorded April 21, 1965 in Volume 49 at Page 182 of the Burlington Land Records.

A Right of Way as contained in a Warranty Deed from Carolyn B. McCallum, Trustee to Robert B. McCallum dated August 15, 1984 and recorded August 16, 1984 in Volume 88 at Page 701 of the Burlington Land Records.

Said premises are further subject to any and all provisions of any ordinance, municipal regulation or public or private law; building, building line restrictions as established by the Town of Burlington; real estate taxes due the Town of Burlington on the Grand List of October 1, 2005, which taxes the Grantee herein assumes and agrees to pay as part consideration hereof.

1200.⁰⁰ State Conveyance Tax received
600.⁰⁰ Town Conveyance Tax received
Mary Jane Ugalde
Ass't Town Clerk of Burlington

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee, its heirs, successors, and assigns forever, to them and their own proper use and behoof. And also, I the said grantor do for myself, my heirs, executors, administrators, and successors, covenant with the said grantee, its heirs, successors and assigns, that at and until the ensembling of these presents, I am well seised of the premises, as a good indefeasible estate on Fee Simple; and have a good right to bargain and sell the same in manner and form as is above written and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, I the said grantor do by these presents bind myself and my heirs forever to Warrant and Defend the above granted and bargained premises to it the said grantee, its heirs, successors, and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, I, CAROLYN B. McCALLUM, TRUSTEE

have hereunto set our hands this 19th day of September 2006.

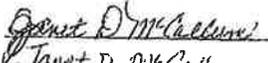
Signed and Delivered in the presence of (Type or Print name below and each signature.)

WITNESS:


Robert F. Cohen

GRANTOR:

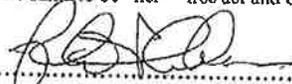

Carolyn B. McCallum, Trustee


Janet D. McCallum

STATE OF CONNECTICUT)
) ss: Bristol
COUNTY OF HARTFORD)

September 19, 2006

Personally Appeared, Carolyn B. McCallum, Trustee, Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed, before me.

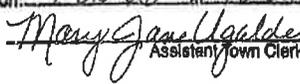

.....
Robert F. Cohen
Commissioner of the Superior Court

GRANTEES' ADDRESS:

P.O. Box 1430
Burlington, CT 06013

Received & Recorded in BURLINGTON, CT

on: 9-20-06 at 10⁵⁰ am


Mary Jane Ugalde
Assistant Town Clerk

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT I, Douglas W. McCallum, of the Town of Burlington, County of Hartford and State of Connecticut, for the consideration of TEN DOLLARS (\$10.00) and other valuable considerations, (being less than \$100.00) received to my full satisfaction of CAROLYN B. McCALLUM, Trustee, of the Town of Burlington, County of Hartford and State of Connecticut,

grant to said CAROLYN B. McCALLUM, Trustee, with WARRANTY COVENANTS

a certain piece or parcel of land, with all improvements thereon, situated in Burlington Center, Town of Burlington, County of Hartford and State of Connecticut, and bounded and described as follows:

Northerly by land now or formerly of Barbara Dean and by land now of formerly of O. & G. Building Materials, Inc. partly by each.

Easterly by land now or formerly of Congregational Church of Burlington,

Southerly by land of the State of Connecticut, being Route 4;

Westerly by land formerly of Peter Vernosoni;

Southerly again by land formerly of Peter Vernosoni; and

Westerly again by land now or formerly of Bodamar and Bendza.

Grantee assumes all encumbrances of record.

Signed this 5 day of Jan 1983

Norman Ruck
Norman Ruck

Douglas W. McCallum
Douglas W. McCallum

Meryl Wilcox
Meryl Wilcox

"No Conveyance Tax collected

Clara N. Hamernick
Town Clerk of Burlington"

STATE OF CONNECTICUT)
COUNTY OF HARTFORD)

ss: Harwin A. Jan 5, 1983

personally appeared, Douglas W. McCallum, signer of the foregoing Instrument and acknowledged the same to be his free act and deed before me.

Margaret C. Woodin
Commissioner of the Superior Court
Notary Public

RECEIVED- 1-6-83 AT 4:10 P.M.
CLARA N. HAMERNICK, TOWN CLERK

MY COMMISSION EXPIRES 1984
MARGARET C. WOODIN

THE CONNECTICUT NATIONAL BANK

WARRANTY DEED

To all People to whom these Presents shall come, Greetings:

KNOW YE, THAT, I, ROBERT B. McCALLUM, TRUSTEE of the Town of Burlington, County of Hartford and State of Connecticut

for the consideration of TWO HUNDRED THOUSAND and no/100 (\$200,000.00) DOLLARS

received to my full satisfaction of CARDINAL INVESTMENT GROUP, LLC a Connecticut limited liability company with its principal place of business in the Town of Burlington, County of Hartford and State of Connecticut

do give, grant, bargain, sell and confirm unto the said CARDINAL INVESTMENT GROUP, LLC

A certain piece or parcel of land with all improvements thereon located in the Town of Burlington, County of Hartford and State of Connecticut and known as Parcel "C" on a certain map or plan entitled: "Map Showing Land To Be Conveyed By CAROLYN B. McCALLUM, CAROLYN B. McCALLUM, TRUSTEE, and ROBERT B. McCALLUM, TRUSTEE Route 4 - Spielman Highway Burlington Connecticut. Scale: 1" = 40' September 2006 Prepared By Neriani Surveying 35 Old Farms Road - Avon Connecticut (860) 677-7732", which map or plan is on file in the Burlington Land Records for a more accurate description.

Together with a Right of Way as contained in a Warranty Deed from Carolyn B. McCallum, Trustee to Robert B. McCallum dated August 15, 1984 and recorded August 16, 1984 in Volume 88 at Page 701 of the Burlington Land Records.

Together with an Easement to Discharge Water as contained in an Easement from Building Materials, Inc. to Raymond A. Oneglia, Francis J. Oneglia, and George A. Oneglia dated April 21, 1965 and recorded April 21, 1965 in Volume 49 at Page 182 of the Burlington Land Records.

Subject to a Mutual Right of Way Agreement as contained in a Warranty Deed from Raymond A. Oneglia, Francis J. Oneglia, and George A. Oneglia to Douglas W. McCallum, Trustee dated April 21, 1965 and recorded April 21, 1965 in Volume 49 at Page 182 of the Burlington Land Records.

Said premises are further subject to any and all provisions of any ordinance, municipal regulation or public or private law; building, building line restrictions as established by the Town of Burlington; real estate taxes due the Town of Burlington on the Grand List of October 1, 2005, which taxes the Grantee herein assumes and agrees to pay as part consideration hereof.

1000.⁰⁰ State Conveyance Tax received
 500.⁰⁰ Town Conveyance Tax received
Mary Janell Galde
 Ass't Town Clerk of Burlington

